

PREPARED BY AND RETURN TO  
GARY B. SACK, PA  
25 W. NEW HAVEN AVENUE - SUITE G  
MELBOURNE, FL 32901  
321 951 8301

PARCEL ACCOUNT NO 2729804  
PARCEL ID NO 27-37-34-25-0-30

### WARRANTY DEED

**THIS WARRANTY DEED**, executed this 10<sup>th</sup> day of January AD 2013 by **DAVID R. TIPPETT, TRUSTEE u/a/d April 1, 2009, GRANTOR**, to **JAMES P. GUNNING and MANDY CHANG, husband and wife**, whose address is 4870 Lake Waterford Way, Apt W-4 - Melbourne, FL 32901-8450, **GRANTEE**

(Wherever used herein the terms 'first party' and 'second party' shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lot 30, Block O, **TRADEWINDS HOME SUBDIVISION**, according to the map or plat thereof as recorded in Plat Book 11, Page 18, Public Records of Brevard County, Florida

**SUBJECT TO EASEMENTS RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY, TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND ALL SUBSEQUENT YEARS, AND ALL APPLICABLE ZONING RULES AND REGULATIONS**

**THIS CONVEYANCE IS THE SAME PROPERTY AS CONVEYED TO THE GRANTOR VIA WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5932, PAGE 0841, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA**



**TOGETHER** with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever

**TO HAVE AND TO HOLD** the same in fee simple forever

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

  
WITNESS NAME PRINTED: Gary B. Sack  
  
WITNESS NAME PRINTED: Alice C. Valliere

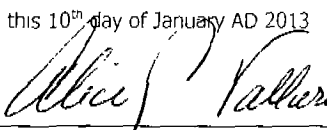
x   
David R. Tippet, Trustee u/a/d 4/1/2009  
2807 Golfview Drive - Melbourne, FL 32901

STATE OF FLORIDA  
COUNTY OF BREVARD

**I HEREBY CERTIFY** that before me, on this 10<sup>th</sup> day of January AD 2013, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **DAVID R. TIPPETT, TRUSTEE**, who [ ] are personally known to me OR [ ] who produced FLORIDA DRIVER LICENSE as identification, and who acknowledged before me that they are the persons named in the foregoing Warranty Deed and that they executed the same for the purposes therein stated

**WITNESS** my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of January AD 2013

(NOTARY SEAL)

  
Notary Public, State of Florida  
My Commission Expires

